

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 19, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:00 pm.

Commissioners	Present	2014 Regular Meetings Held	2014 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Y	10	8	10	8
Pete Bienski	Y	10	9	10	9
Leo Gonzalez	Y	10	8	10	9
Bobby Gutierrez	Y	10	10	10	10
Nancy Hardeman	Y	10	9	10	9
Scott Hickle	Y	10	10	10	10
Kevin Krolczyk	Y	10	10	10	10
Prentiss Madison	Y	10	10	10	10
Robert Swearingen	N	10	9	10	9

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Matthew Hilgemeier, Staff Planner; Ms. Maggie Dalton, Staff Planner; and Mr. Phillip Melton, Planning Intern.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Commissioners led the pledge.

3. HEAR CITIZENS.

None came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on June 5, 2014.

b. Final Plat FP14-01: Carrabba Industrial Park Subdivision – Phase 10A

Proposed Final Plat of Carrabba Industrial Park Subdivision – Phase 10A, being 11 acres of land out of Stephen F Austin Survey, A-63 adjoining the northwest side of the current terminus of Roughneck Drive, approximately 1,900 feet north from its intersection with Gooseneck Drive in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Dalton)

c. Preliminary Plan PP14-09: The Traditions Subdivision – Phase 26

Proposed Preliminary Plan of The Traditions Subdivision – Phase 26, a proposed gated subdivision on 20.45 acres of land out of the John H. Jones Survey, extending generally south and southwest from the south side of the 3400 block of North Traditions Drive, between Westwood Main and Emory Oak Drive in Bryan, Brazos County, Texas. (R. Haynes)

d. Final Plat FP14-13: The Traditions Subdivision – Phase 26

Proposed Final Plat of The Traditions Subdivision – Phase 26, being 20.45 acres of land out of the John H. Jones Survey, extending generally south and southwest from the south side of the 3400 block of North Traditions Drive, between Westwood Main and Emory Oak Drive in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Beckendorf moved to approve the Consent Agenda. Commissioner Gonzalez seconded the motion, and the motion passed unanimously.

6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU14-07: John Blackmon

A request for approval of a Conditional Use Permit, to allow the combined square footage for detached accessory structures on a single property to be up to 1,812 square feet, specifically on property located at 3701 Rabbit Lane at the west corner of Rabbit Lane and Nancy Street, occupying Lots 1 and 2 in Block 4 of Woodville Acres Subdivision – Phase 3 in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

In response to questions, Mr. Hilgemeier stated that the Certificate of Occupancy would not be issued until the applicant removed the existing storage unit.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to approve Conditional Use Permit CU 14-07 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

The motion passed unanimously.

7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ14-13: Nasir Veerani

A request to change the zoning classification from Industrial District (I) to Commercial District (C-3) on 8.37 acres of land located at the south corner of North Earl Rudder Freeway (State Highway 6) and North Harvey Mitchell Parkway (F.M. 2818), being Lot 1 in Block 1 of Big Gas Truck Stop Subdivision and Lot 1 in Block 1 of North Point Business Park Subdivision in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Madison moved to recommend approval of Rezoning RZ14-13 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion.

Commissioners discussed that the proposed zoning change fit the location of the property.

The motion passed unanimously.

8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).

a. Planning Variance PV14-04: Travis Nance

A request for approval of a variance from the minimum number of off-street parking spaces required in conjunction with the proposed construction of a new restaurant on property at 768 N. Earl Rudder Freeway between Austin's Colony Parkway and Boonville Road (F.M. 158), being Lot 3B in Block 1 of the Boonville Town Center Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

Travis Nance, the applicant's agent, stated the applicant has already discussed a parking agreement with the hotel adjacent to the property.

The public hearing was closed.

Commissioner Beckendorf moved to approve Planning Variance PV14-04, as requested, subject to the conditions recommended by staff concerning the execution of a written agreement for shared parking, and to adopt the written staff report and analysis as the findings of this Commission and the facts upon which those findings are based. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:20 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 17th day of **July, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission